

Plan and Design Review Minutes June 17, 2014

**Minutes of Combined Meeting of
Mashpee Design Review Committee and
Mashpee Plan Review Committee
Held Tuesday, June 17, 2014
Mashpee Town Hall Waquoit Meeting Room**

Design Review Members Present: Joseph Cummings and Jonathan Furbush.

Plan Review Members Present:

Charlie Maintanis, Local Inspector
Tom Fudala, Town Planner
Joel Clifford, Fire Inspector
Glen Harrington, Health Agent
Catherine Laurent, DPW Director
Scott Carline, Police Department
Tom Mayo, Assistant Town Manager

Audience: Carol Sherman – Board of Selectmen
Geoff Spillane – Mashpee Enterprise

Charlie Maintanis called the meeting to order at 9:08 a.m.

Mashpee Commons Summer Events

Farmer's Market
Sundays 10 a.m. to 2 p.m.
June 29th through October 12th
Representative – Mary Derr

Tom Feronti, Mary Derr (Mashpee Commons), and Nicole Cormier (Farmers' Market Coordinator) appeared.

- Proposing to change location of outdoor Farmer's Market summer event to Fountain Plaza which is near Trevi Cafe and the Market Street Bookstore in Mashpee Commons.
- It is safer; a natural setting already there; and they don't have to close any road.
- Building 16 has sidewalks all around, but vendors will not be setting up on sidewalk so there is plenty of access for Fire Department to get to apartments.
- Tiny market so location not a problem.
- No issues with parking last year. This year not blocking off any parking spaces.
- Glen Harrington suggested that each vendor send in their information with one fee as was done last year. He said it worked great last year.
- Tom Feronti said there are 4 planters (one at each corner) and each planter has power outlet.
- No cooking.
- No problems last year with restrooms.

Motion: Tom Fudala motioned to endorse and approve Mashpee Commons Farmer's Market proposal. Jonathan Furbush seconded the motion; and it was unanimously approved by Design Review and by Plan Review members.

58 & 56 Echo Road

For Discussion

Build a 9,960 square foot building (warehouse)

Representative – Lou Seminara

Anne and Lou Seminara, Dan Speakman, and Bernie Young were present. Lou Seminara said they would like to build 2 buildings in an industrial area and the buildings would be mirror images. They would be built on 2 side-by-side lots—he owns one lot now and the other lot is under agreement. Tom Fudala suggested building the one lot now and then afterwards build the other one; otherwise would be under Cape Cod Commission. The discussion included the following:

- Jonathan Furbush asked if they had a certified Plot Plan. Response “No”.
- Lou Seminara said the lot is about 200’ wide X 300’ deep. It is about one-third of the way down Echo Road.
- Building would be under 10,000 square feet—a tenant is taking approximately 8,000 feet and will have a loading dock.
- Lou Seminara said he is trying to get direction from this Committee so they can make right Plan.
- Will put dumpster on plan—it is to be fenced in.
- He showed a simple concept plan and said he will keep everything plain in the front.
- Joel Clifford asked for a Scaled Plan to determine Fire truck turning radius. Joel explained the Fire Department needs paved access around the entire building. Joel will provide template to Mr. Seminara. Joel also explained that turning radius of the vehicle will determine how wide the roadway should be.
- Tom Fudala advised that stormwater retention has to be looked at very carefully to meet regulations.
- Drainage has to be approved by Town.
- Lou Seminara said traffic in early morning would be 8-9 contractors picking up goods, then during the day traffic would be 2-3 contractors.
- Lou Seminara said they would probably rough-in a couple of bathrooms. Glen Harrington said Board of Health would require bathroom for each of the units. Also, over 600 gallons/day flow they would have to put a denitrification system in and would have to install reserve area. The reserve and prime to be built in at the same time. Lou Seminara asked if okay if they want to put in denitrification system initially and then convert over later. Glen said Board of Health has no problem with phasing in.
- Tom Fudala said parking should be 9-1/2’ wide X 20’. Right angle parking needs 22’ to 24’. Tom suggested to lay out parking for the most intense possible use.
- Tom said if roof run-off goes onto parking lot then take care of parking run-off to bioretention area. Bernie Young asked if they could bring gutters to swale area. Tom said “yes”. Tom said if they want to pipe to bioretention area that would be fine. Mr. Young asked if nitrogen loading calculations are done on run-off. Tom responded “no”.
- Charlie Maintanis advised they check with the plumbing inspector re overhead garage doors.
- Loading dock set-back is 50’ to raised platform. Lou Seminara said then he would put loading dock at the corner. He said front of building okay for 1-ton truck, but back for bigger truck. Glen suggested they could put pass-through where they were putting the loading dock. Glen asked if they have a use in mind for front 2,000 square feet. Lou Seminara responded “no”.
- Charlie Maintanis advised fire separation might be different depending on use. Lou Seminara said the building is to be sprinkled. He said 8,000 feet will be distribution—seed, fertilizer, equipment, mulch, lawn sprinkler parts.

58 & 56 Echo Road (continued)

- Height restriction for industrial zone is 35’.
- Charlie Maintanis pointed out that the buffer to be natural; and Charlie read the By-Law requirement to the group.

Lou Seminara is going to return with Scaled Plans. He was told that Design Review would want to see building Plan with elevations. Charlie Maintanis reminded them to keep in mind building/plumbing codes. Tom Fudala said ZBA can approve reducing 10’ buffer, provided neighbor agreeable. Tom also informed them that procedurally they can come back informally.

Approval of Minutes

Design Review: Joseph Cummings motioned to approve the minutes of the Design Review and Plan Review combined meeting of May 6, 2014; Jonathan Furbush second the motion; and the minutes were approved by Design Review.

Plan Review:

Catherine Laurent motioned to approve the minutes of the Design Review and Plan Review combined meeting of May 6, 2014; Glen Harrington seconded the motion; and it was approved by Plan Review, with Scott Carline, Charlie Maintanis, and Tom Mayo abstaining.

Adjournment... This joint meeting of Design Review and Plan Review adjourned at 10 a.m.

Respectfully submitted

Jean Giliberti
Recording Secretary